



38 Home Place, Coldstream, TD12 4DT



- Terraced Family House
- Living / Dining Room
- Shower Room
- Double Glazed Doors & Windows
- 3 Spacious Bedrooms
- Neatly Fitted Kitchen
- Gas Central Heating
- Garden to Front & Rear

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

The property is located in the Border town of Coldstream, which is the first Border town in Scotland. The original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks as well as an 18-hole golf course with bar and restaurant. The town sits on the River Tweed, renowned for its salmon fishing, just over the Scottish Border to the North of the Cheviot Hills. Offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist. Coldstream lies approx. 15 miles away from the East Coast railway station in Berwick-upon-Tweed and approx. 9 miles away from the Borders town of Kelso, both with a wider variety of amenities.

### DESCRIPTION:

A spacious terraced family house which has been lovingly maintained over the years. This ex-local authority home offers well-proportioned living accommodation and has been upgraded to include a combi-boiler, neatly fitted kitchen with white goods included, double glazing and shower room. The property is a blank canvas giving the successful buyer a great opportunity to add their own decorative stamp.

### EXTERNALLY:

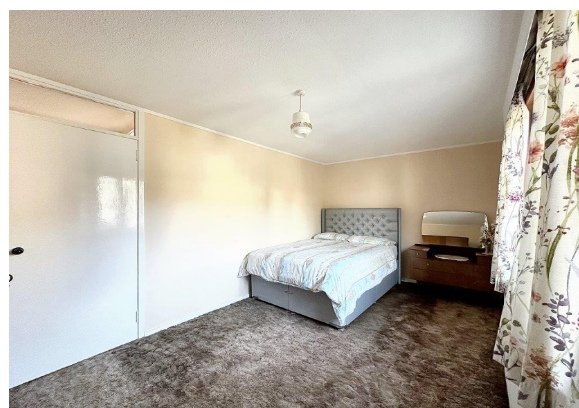
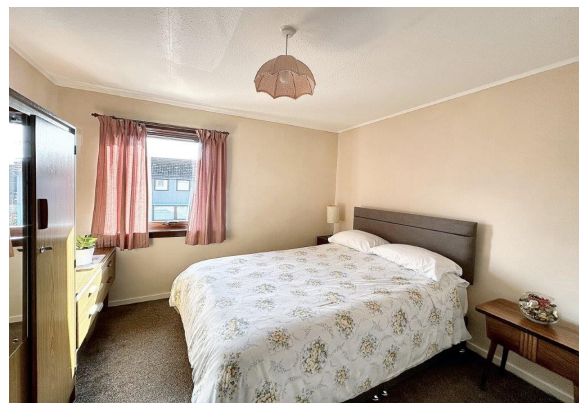
The front garden is mainly laid to gravel making it fairly low maintenance. There is a covered pend which is shared with the neighbour. The gardens to the rear are not enclosed, however, they could be easily fenced to create a safe environment for pets or children. There is a garden shed with a small attached aviary.

### SERVICES:

Mains electric, gas, water and drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



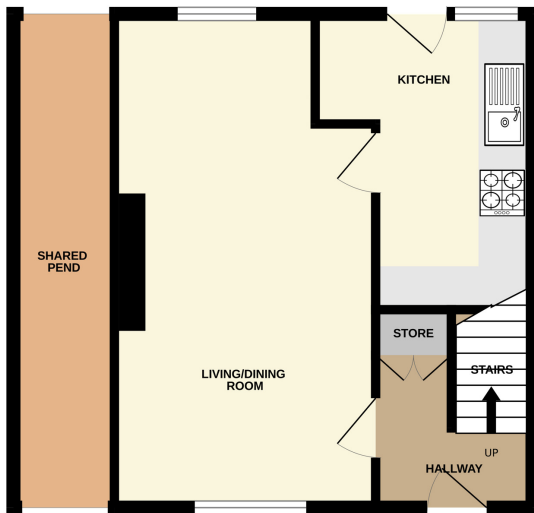
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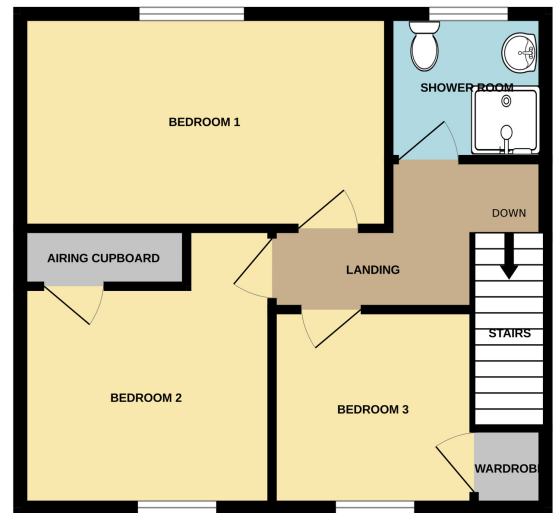
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (1.94M X 1.93M) at widest
- KITCHEN (3.79M X 2.77M) at widest
- SHOWER ROOM (1.91M X 1.71M)
- BEDROOM 2 (3.59M X 3.14M)
- LIVING / DINING ROOM (6.30M X 3.33M) at widest
- LANDING
- BEDROOM 1 (4.71M X 2.73M)
- BEDROOM 3 (2.58M X 2.51M)

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